

ARTICLE 23

SEC. 21-23 REGULATIONS FOR THE INDUSTRIAL PARK OR “MP” DISTRICT.

- 23.1 Purpose:** To provide areas for a wide range of heavy commercial/manufacturing uses, research facilities, or administrative offices clustered within business parks with well-designed buildings and attractively landscaped areas. The following regulations shall apply in all “MP” districts and all uses shall be subject to the development review provisions of [Article 56](#).
- 23.2 Applicability:** This district shall be for designated community areas of the County identified in the Lake County General Plan which are served by public water and sewer systems. Parcels or lots shall front on a "minor collector" or larger as designated on the Circulation Plan of the Lake County General Plan, or on a “local road” as defined in the Lake County General Plan and when, in the opinion of the Planning Director, such local road serves as a freeway frontage road.
- 23.3 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth herein and in [Article 41](#).
- 23.4 Uses permitted:** The following heavy commercial/manufacturing uses are permitted: When conducted within a completely enclosed building; when not obnoxious or offensive because of noise, dust, odor, smoke, vibration, danger to life and property; and when not exceeding fifteen (15) percent of the gross floor area of the lot for outdoor storage or finished products or materials and when within a completely screened area on the same lot:
- (a) Retail sales of large and bulky household items such as appliances, carpet and floor covering, fabric, furniture, and fireplaces or woodstoves.
 - (b) Commercial trade services including incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, cabinet and carpentry shops; blacksmith, welding and machine shops; furniture repair and upholstery shops.
 - (c) Construction related sales and services such as hardware stores; general and specialty contractors’ offices; electrical, plumbing, and heating shops; and light equipment rental shops.
 - (d) Commercial warehouses and mini-storage.
 - (e) Light manufacturing, assembly, packaging, or processing of the following materials, including incidental retail sales of finished products at the point of manufacture; and when not including any use which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats:
 - 1. High technology products such as electrical instruments, computers, optical equipment and similar uses, including research and development.
 - 2. Grains, vegetables, fruit or other farm products.

3. Wood, paper, or paper products.
 4. Fabrics, textiles, and similar materials.
 5. Leather and leather products.
 6. Metals and alloys.
- (f) Administrative and general business offices and facilities when compatible with uses permitted in this district.
 - (g) Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architectural services.
 - (h) Research, development, and testing laboratories and facilities.
 - (i) Any other heavy commercial or light industrial use, building, or structure which is of similar character and not materially different to those enumerated herein.
 - (j) Food services such as cafes and diners open to the public between the hours of 6:00 a.m. and 6:00 p.m.
 - (k) Laundry, janitorial or facility maintenance services.
 - (l) Industrial and commercial accessory uses and accessory structures.
 - (m) Those uses permitted in the “MP” district with a zoning permit in Table A, [Article 27](#).

23.5 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case: The following heavy commercial/manufacturing uses are permitted: When conducted within a completely enclosed building; and when not exceeding fifteen (15) percent of the total area of the lot for outdoor storage of finished products or materials within a completely screened area on the same lot:

- (a) Uses permitted in Section 23.4 which may be obnoxious or offensive because of noise, dust, odor, smoke, vibration, danger to life and property.
- (b) Uses permitted in Section 23.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Health care, child care, and recreational facilities accessory to a principal use permitted on the premises and open to the public only during normal business hours of the principal use.

- (d) Uses which are minor additions or alterations to existing uses or structures permitted by Section 23.6, limited to an increase of twenty (20) percent of the use or gross floor area of the structure(s).
- (e) Those uses permitted in the “MP” district with a minor use permit in Table B, [Article 27](#).

23.6 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case: The following heavy commercial/manufacturing uses are permitted: When conducted within a completely enclosed building; and when not exceeding fifteen (15) percent of the total area of the lot for outdoor storage of finished products or materials within a completely screened area on the same lot:

- (a) Uses permitted in Sections 23.4 and 23.5 when obnoxious or offensive because of noise, dust, odor, smoke, vibration, danger to life and property.
- (b) Uses permitted in Sections 23.4 and 23.5 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Home improvement centers; recycling centers.
- (d) Boat manufacturing and repair.
- (e) Those uses permitted in the “[MP](#)” district with a major use permit in Table B, [Article 27](#).

SEC. 21-23.10 DEVELOPMENT STANDARDS.

23.11 Minimum lot size: Twenty thousand (20,000) square feet.

23.12 Minimum average lot width:

- (a) Interior lots: One hundred (100) feet.
- (b) Corner lots: One hundred twenty-five (125) feet.

23.13 Maximum length to width ratio: Three (3) to one (1).

23.14 Maximum lot coverage: Thirty five (35) percent.

23.15 Minimum yards:

- (a) Front yard: Twenty (20) feet from the lot line; or forty-five (45) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Twenty (20) feet; except as provided below.
 1. Where the rear lot line abuts a residential base zoning district, the minimum rear yard setback shall be fifty (50) feet. Not less than ten (10)

feet abutting the rear lot line shall be landscaped and permanently maintained and a six-foot high solid masonry wall shall be required ten (10) feet from the rear lot line.

2. Where abutting or combined with the Scenic combining district, the minimum rear yard setback shall be fifty (50) feet.

(c) Side yard: Ten (10) feet; except as provided below.

1. Where the side lot line of a site abuts a residential zone, the minimum side yard setback shall be fifty (50) feet. Not less than ten (10) feet abutting the side lot line shall be landscaped and permanently maintained. A six (6) foot masonry wall shall also be required ten (10) feet from the side lot line and shall not exceed three (3) feet in height when extending into any required front yard.

(d) Accessory structures: The above setbacks shall apply.

23.16 Maximum height: Twenty (20) feet; for each foot of setback in excess of all required setback lines, an additional height of six (6) inches shall be permitted, but the total height shall not exceed forty-five (45) feet, provided that additional height may be permitted subject to first securing a use permit in each case.

23.17 Parking: The following minimum parking requirements shall apply unless otherwise provided for in [Article 46](#).

- (a) Retail and service: One (1) space per six hundred (600) square feet of gross floor area.
- (b) Warehousing: One (1) space per two thousand five hundred (2,500) square feet of gross floor area.
- (c) Incidental or administrative offices: One (1) space per two hundred fifty (250) square feet of gross floor area.
- (d) Manufacturing: One (1) space for each employee on the shift having the largest number of employees, but not less than one (1) space for each six hundred (600) square feet of gross floor area, minimum of four (4) spaces.
- (e) Minimum parking required of all heavy commercial/manufacturing uses: Four (4) spaces in addition to those required above.
- (f) Other uses: As provided for in [Article 46](#).

23.18 Signs: As provided in [Article 45](#).

23.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)

SEC. 21-23.20 PERFORMANCE STANDARDS.

23.21 Landscaping, screening and outdoor storage: As provided in [Article 41](#).

23.22 Public Safety: All proposed development shall comply with the following public safety requirements beyond those required elsewhere:

- (a) An emergency access way to the rear portion of the lot shall be provided where deemed necessary or where required by the standards of the applicable local fire protection district.
- (b) Adequate lighting of parking lots and buildings shall be provided.
- (c) Clearly marked street numbers with lighting for night visibility shall be provided.
- (d) Required landscaping shall not totally shield a security officer's view of doors, windows, or entrance areas.

23.23 Additional design criteria: The following additional design criteria shall apply:

- (a) Facades of buildings shall be decorative and architecturally pleasing. At a minimum, all buildings shall be designed so that exterior walls look like wood or masonry. All roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar or gravel, or consist of architectural metal roof sheathing with factory applied color coatings.
- (b) Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings to achieve a total continuity of design that is visually pleasing and harmonious with adjacent development.
- (c) All roof-mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half (1 ½) feet above roof or roof parapet and visible from an adjoining street, is to be screened by an enclosure which is detailed consistent with the building.
- (d) Where total screening of roof-mounted mechanical equipment and/or duct work which projects one and one-half (1 ½) feet or more above the roof or roof parapet is not practical, the projections shall be painted consistent with the color scheme of the building.
- (e) No mechanical equipment except for emergency equipment and air conditioning equipment is to be exposed on the wall surface of a building. Such mechanical equipment shall be screened by an enclosure which is detailed consistent with the building.

- (f) Plans for cyclone blowers, bag houses, tanks, etc., shall be reviewed at the time of development review to determine design integration with buildings and adjacent areas. Such equipment shall be painted to blend with or complement the surface to which attached, if visible.
- (g) All gutters, downspouts, vents, louvers, exposed flashing and overhead doors, shall be painted to blend with or complement the surface to which attached.
- (h) For development that is adjacent to any potential scenic highway as designated in the Lake County General Plan, or adjacent to any district for which the Scenic combining district has been applied, the following standards shall also apply:
 - 1. Outdoor storage of materials and equipment shall not face the scenic highway.
 - 2. Overhead doors, garages, or loading zones shall be placed facing away from view of the scenic highway.
 - 3. Not less than twenty (20) feet of landscaping shall be provided and permanently maintained in any required front yard.